

# 2012 Annual Report

## **Columbus Redevelopment Commission**

City of Columbus, Indiana

Submitted to:  
Mayor Kristen Brown  
Redevelopment Commission

By: Heather Pope  
Executive Director

Date: January 28, 2011



### Redevelopment Commission Members

Kristen Brown, President  
Sarah Cannon, Vice President  
Dave Wright, Secretary  
Frank Jerome, Member  
Tim Shuffett, Member (1.1.2012 – 8.21.2012)  
Steven Scgalski, Member (8.21.2012 – 12.31.2012)  
John Anderson, Non-Voting Member

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## Total Funds

Fund #	Fund Name	Beg. Balance	Revenue	Expense	End Balance
239	Columbus Airport CTP	\$ -	\$ -	\$ -	\$ -
240	Columbus Downtown/Airport CTP	\$ 2,294,254.00	\$ -	\$ 2,294,254.00	\$ -
241	SRF Loan/Outdoor Cleanup	\$ -	\$ -	\$ -	\$ -
243	Columbus Redevelopment	\$ 4,788.43	\$ 4,237.91	\$ 138.00	\$ 8,888.34
244	Water Ski Park	\$ -	\$ -	\$ -	\$ -
250	Woodside Northwest	\$ -	\$ -	\$ -	\$ -
252	TIF Money	\$ 1,383,952.33	\$ 5,499,404.96	\$ 1,478,975.81	\$ 5,404,381.48
	<i>Airport TIF (802.0001)</i>	\$ 121,274.78	\$ 215,542.75	\$ 41,303.53	\$ 295,514.00
	<i>Central TIF (802.0002)</i>	\$ 792,349.89	\$ 3,941,925.24	\$ 1,297,672.28	\$ 3,436,602.85
	<i>Cummins TIF (802.0003)</i>	\$ 102,827.66	\$ 1,341,936.97	\$ 140,000.00	\$ 1,303,764.63
	<i>Cole TIF (802.0004)</i>	\$ -	\$ -	\$ -	\$ -
	<i>Aviation TIF (802.0005)</i>	\$ 367,500.00	\$ -	\$ -	\$ 367,500.00
254	New Commons	\$ 67.74	\$ 0.09	\$ 67.83	\$ -
256	Jackson Street Bond Premium	\$ 701,747.10	\$ 501,998.85	\$ 697,718.75	\$ 506,027.20
257	Outdoor Sports Center Bond	\$ 7,297,675.00	\$ -	\$ 7,297,675.00	\$ -
258	Redevelopment Bond '08	\$ 425.30	\$ -	\$ -	\$ 425.30
260	Sinking Outdoor Fund Payment	\$ 525,150.00	\$ 222,783.75	\$ 747,933.75	\$ -
262	Woodside Bond Payment	\$ 133,247.28	\$ -	\$ 108,601.61	\$ 24,645.67
263	Redevelopment Bond '08 Capital/tax	\$ 84,727.10	\$ 44,357.03	\$ 90,900.00	\$ 38,184.13
299	Cummins Garage Reserve Fund	\$ 939,636.42	\$ 501.80	\$ 401.19	\$ 939,737.03
300	Jackson Street Parking Garage	\$ -	\$ 106,659.45	\$ -	\$ 106,659.45
301	2nd Street Parking Garage	\$ -	\$ 115,950.04	\$ -	\$ 115,950.04
302	Retail Lease/Commons Mall	\$ -	\$ 80,392.37	\$ 80,392.37	\$ -
		\$ 13,365,670.70	\$ 6,576,286.25	\$ 12,797,058.31	\$ 7,143,898.64

## Executive Summary

### **I. 2<sup>nd</sup> Street Bridge Lighting**

The 2<sup>nd</sup> Street Bridge has been unlit for a number of years. When the bridge was constructed in 1999 there were 90 lights on the bridge. Over the years because of vandalism it became impossible to keep the lights going. The Redevelopment Commission coordinated with the City Engineers Office to light the bridge. The Drew Corporation installed lighting fixture on all four corners of the bridge in locations that will make it difficult to vandalize. The lighting of the 2<sup>nd</sup> Street Bridge should be completed and ready for the switch to be thrown by the end of January 2013.

### **II. 2<sup>nd</sup> Street Parking Garage**

During the construction of The Cole the garage was mainly used by Cummins employees and the general public for much of 2012. This 700 space garage provides parking for the two new Cummins Office Buildings and The Cole. Cummins Office employees have 500 spaces with a remaining 200 spaces reserved to The Cole tenants. Although the garage has reserved spaces during the week, Monday through Friday, 8:00 am to 5:00 pm, this garage is open to the public after 5:00 p.m. and during the weekends and for community events downtown.

**Housing** – The Cole project includes 146 apartments, with a mix of 1 and 2 bedroom layouts, Commercial space of about 9,000 square feet along Jackson Street. It is anticipated that the Cole will be open for residents in January 2013. This project was made possible by the donation of property by ISMF.

### **III. 4<sup>th</sup> Street Reconstruction**

The reconstruction of 4<sup>th</sup> Street started in mid-September and ended in late-November. The reconstruction accomplished constructing a trench drain down the center of 4<sup>th</sup> Street, installing pavers in the street, eliminating curbs when all new 10 ft. sidewalks were installed and the installation of planter islands and benches. We are expecting the gates for 4<sup>th</sup> Street to be installed any time. These gates will assist in facilitating the closing of the street for public event use or by the adjacent business owners for events they may want to have. 80% of the funding for this project came from the State.

### **IV. Blackwell Soccer Complex**

The construction of the renovation of Blackwell Park Soccer Complex was awarded to Milestone Contractors in June 2011. The construction of started in early fall of 2011 and was completed mid-2012. The improvements that were completed were for irrigation, utility work and earthwork.

## **V. Commons/Commons Mall**

The Commons has a full year of operation under its belt. During 2012 both Snappy Tomato and Subway moved into the food court area. Warranty work continues under the review of the architect.

## **VI. Creosote Plant Site (formally known as the Indoor Sports Center site)**

We continue to work with Bruce Carter and Associates (BCA) who the Commission hired to facilitate the remediation of the site. Fifteen ground water monitoring wells have been installed and are monitored regularly. There will be deed restrictions placed on the 1.25 acre parcel where the majority of the remediation clean-up took place. Funding for the remediation is through a combination of sources, SRF Loan, ARRA RLF and Regular RLF Loan and a HUD Grant.

### **Outdoor Sports Centers**

**Field Sport Complex** – The project was put on hold in the early winter of 2011 until the court case was concluded. In January 2012 the court decision was handed down and it was determined that the Columbus Plan Commission decision was void; however, the Commission could re-hear the Outdoor Sports Complex case and make new findings. The case never re-heard by the Plan Commission. The bonds were closed in December 2011.

**Borrow Site** – ISMF has authorized the use of up to 600,000 cubic yards of earth to use for the Field Sports Complex. However, this project has been put on hold indefinitely at this point.

## **VII. Cummins Office Buildings**

Construction of the Cummins Office Building located at the intersection of Jackson Street and 3<sup>rd</sup> Street started in 2011 and finished construction in late 2012/early 2013. The facility is 100,000 square feet and houses approximately 550 employees. In the summer of 2011, Cummins announced a 135,000 square foot expansion of its office building to accommodate 600 new employees. Construction of the new Cummins Office Building started in the summer of 2012 with anticipated occupancy to be by summer of 2013. The new office building will be on the southeast corner of Jackson Street and 4<sup>th</sup> Street with commercial/retail along the street level of 4<sup>th</sup> Street.

## **VIII. Cummins Parking Garage**

In December 2011 Cummins received approval from the Columbus Plan Commission to construct a 900 space, 5-story parking garage between the 6<sup>th</sup> and 7<sup>th</sup> block and between Washington Street and Jackson Street. This parking garage was completed in September of 2012. This facility was created through the creation of certified tech parks. As part of this proposal was the development of a commercial/residential facility

along Washington Street. This new facility will cover the garage from the Washington Street frontage. The annual filing for the certified tech parks were completed and submitted to the Indiana Economic Development Commission (IEDC).

## **IX. Jackson Street Parking Garage**

A new garage management company was selected in 2012. REI Real Estate Services will be managing both garages owned by the Redevelopment Commission. The Redevelopment Commission will be working with REI to better maintain, manage and utilize the garages to their fullest ability.

Gates for the garage have been purchased and will be installed in 2013. Additionally, there will be a pay to park system put in place which will be compatible to the system put in the 2<sup>nd</sup> Street Parking Garage. The Garage Pub & Grill and Bistro 310 are the tenants occupying the retail space in the garage and continue to do well (even with the reconstruction of 4<sup>th</sup> Street for 2 months in the Fall of 2012).

## **X. Jackson Street Reconstruction**

The curbs and sidewalks are open to pedestrian traffic. The street will be complete and open to vehicular traffic soon. During 2012 this section of Jackson Street functioned as a construction staging area for both of the new Cummins Office buildings.

## **XI. Riverfront District**

A Riverfront District was established in April 2009 that allows for ten 3-way liquor licenses within the area. A map was developed consistent with Indiana Code along with guidelines. Currently, there are 7 Riverfront Liquor Licenses being utilized and 3 available. The Riverfront Liquor Licenses are a key component in luring new restaurants to the downtown area.

## **XII. Walesboro Airport**

We have funded a study done by Christopher B. Burk Engineering to determine the flood delineation on the site being consistent with the new FEMA maps. The study revealed the new FEMA maps were accurate which puts the majority of the site in a floodplain where previously it had not been shown to be in floodplain. A second piece of that study is currently being done, also by Christopher B. Burk Engineering, to determine the necessary amount of fill across the site at specific locations if the site were to be developed. The second piece of the study is expected to be complete by mid-2013.

## **2012 Accomplishments**

### **Columbus Downtown Inc.**

Newly elected Mayor Kristen Brown vowed, if elected, the elimination of Columbus Downtown Inc. (CDI) to allow for more transparency of the City's tax dollars on public projects. The appointments for CDI came from the Mayor, Redevelopment Commission and City Council. The Mayor appointed Glenn Petri, the Redevelopment Commission appointed Susan Thayer-Fye and City Council appointed Frank Jerome. This board along with Stan Gamso, Legal Counsel has worked diligently to transfer all assets of CDI to the Redevelopment Commission. An audit of CDI was performed by Crowe Horwath and was completed in December 2012.

### **Creation of an Arts District**

Another one of Mayor Brown's goals was to create an Arts District downtown. When Mayor Brown took office she quickly started compiling an Arts District Committee. The committee is comprised of 25 community leaders and active citizens. Over a period of 12 months the committee met on a regular basis and created the Arts District Strategic Plan.

The Arts District Committee applied for and received through the Indiana Arts Commission the designation as an Indiana Cultural Arts District. There are only five communities in the State of Indiana that have this designation.

### **Jackson Street Reconstruction**

We are in the process of getting this section of Jackson Street dedicated to the City as public right-of-way. The sidewalks have been open to pedestrian traffic and the street has been used for a construction staging area while the two Cummins Office Buildings are being constructed.

The property for Jackson Street was a gift to the City by ISMF.

### **Cummins Office Building**

Cummins announced in 2011 the expansion of its office building at 4<sup>th</sup> and Jackson to accommodate 600 new employees. Construction is expected to be completed before summer 2013 and will be approximately 135,000 square feet with retail along 4<sup>th</sup> Street.

To facilitate the project, a new tech park was created and the Airport tech park was extended. This enables the State to commit funds for the construction of the 900 space parking garage.

Cummins building, located on the north east corner of Jackson Street and 3<sup>rd</sup> Street, houses approximately 550 employees and was completed in January 2013.

The 900 space garage is located on the block between 6<sup>th</sup> and 7<sup>th</sup> and Washington and Jackson.

## Parking Garages

The 2<sup>nd</sup> Street Parking Garage was formally owned by CDI has been transferred to the Redevelopment Commission. The Commission manages and operates both garages and the retail space in the Jackson Street Garage. The Redevelopment Commission has selected a garage management company to operate the garages on their behalf. REI Real Estate Services was selected in December 2012. The garage management fee will be paid for by the parking lease spaces and retail leases generated by the two garages.

**Jackson Street Parking Garage** - The 400 space garage has 100 spaces dedicated to the public. The 300 spaces for lease are running about 100% occupancy. The retail space along 4<sup>th</sup> Street is occupied by Bistro 310 and the Garage Pub and Grill are open and successful.

**2<sup>nd</sup> Street Parking Garage** - The garage has had a steady use by both Cummins employees and the general public.

The garage has a total of 700 parking spaces with Cummins leasing out 500 spaces for their employees and The Cole leasing the remaining 200 for their residential tenants and retail tenants.

**Cummins Garage** - Construction of the 900 space parking garage, approved as a tech park, was completed in September 2012. Cummins selected a local company to build a commercial/retail facility along the Washington Street frontage of the garage. The commercial/retail facility received Plan Commission approval in December 2011.



## Housing

Buckingham Development developed The Cole, a mixed use development, which wraps the 2<sup>nd</sup> Street Parking Garage on Jackson, 2<sup>nd</sup> and Brown Streets with 146 apartments with a mix of 1 and 2 bedroom layouts and about 9,000 square feet of commercial space on Jackson Street. The anticipated value of the project is \$18 million.



Completion of The Cole is expected by the end of January 2013.

## **Riverfront**

The Riverfront District has 10 3-way liquor licenses. We have had seven licenses approved by the Commission, both newly acquiring a license or renewal, and have gone through the state process to obtain their 3-way liquor licenses.

Those who have received their 3-way liquor license include: Tre Bicchieri, Bistro 310, Garage Pub and Grill, Smiths Row and Joe Willy's. Some license have become available because those business have either gone out of business or they have not renewed their liquor license

Goals of this district are to create economic development, jobs and increase the tax base.

We have provided documentation to assist the applicants with their state filing.

## **Creosote Plant Site (formally known as the Indoor Sports Center site)**

Continued clean-up the site has been on going. 15 monitoring wells have been installed onsite with the first round of ground water testing completed in October.

There will be deed restrictions placed on the 1.25 acre parcel where the majority of the remediation clean-up took place.

Funding for the remediation is through a combination of sources, SRF Loan (\$600,000), ARRA RLF and Regular RLF Loan (\$1.2 million) and a HUD Grant (\$300,000) for an estimated clean-up cost of \$2.1 million.

The property was donated by ISMF to the City.

## **4<sup>th</sup> Street Reconstruction**

4<sup>th</sup> Street Reconstruction was completed in November 2012. The new street plan was designed to be an outdoor entertainment space with the elimination of curbs, addition of benches, power bollards, planting beds and gates to close off the street for public events or those restaurants along 4<sup>th</sup> Street.

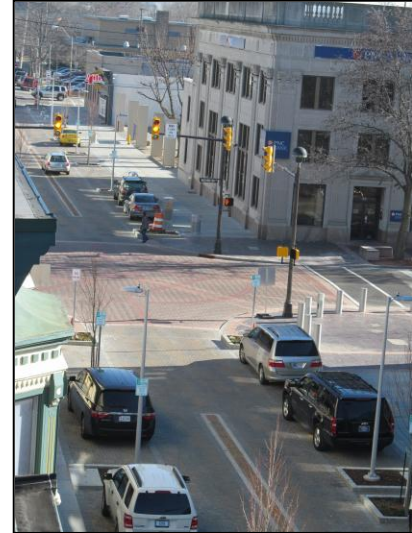
During the construction of 4<sup>th</sup> Street the Redevelopment Department along with the assistance of the Engineering Department created the Downtown Get Around Card promotion. The Downtown Get Around Card was designed to promote the downtown businesses and restaurants during the closure of the street. We had 219



entries and 61 winners of prizes donated by the downtown merchants.

The finished product provides the citizens of community with Columbus' first sustainable street:

- Reducing street width to "calm" vehicular traffic.
- Removing all curbs and other barriers to accessibility.
- Installed LED lighting.
- Reducing and treating stormwater runoff by installing porous pavement.



### **Former REMC Property**

The property located at 801 Second Street was damaged by the 2008 flood and has since set empty. This property was acquired by the Redevelopment Commission through a property switch of a piece of property in the northwest corner of the Walesboro Airport Property.

Two of the three building were badly damaged during the flood. With the assistance of ARA we have received in November a Community Development Block Grant Disaster Recovery Grant to help fund the demolish of the property. The grant will cover 90% of the cost of demolition with the remainder being a match by the Redevelopment Commission.

### **Walesboro Airport Property**

In April 2012 the Board of Public Works and Safety transferred a contract to the Redevelopment Commission to have Christopher B. Burk Engineering to determine if the re-mapping of the floodplain in the Walesboro Airport, conducted by FEMA, was accurate. As a result of the study it was found the FEMA maps were accurate and the Walesboro Airport property is predominantly in the floodplain.

In September 2012 the Redevelopment Commission along with the Planning Department asked Christopher B. Burke Engineering to provide identification and documentation of the site design options that could result in the removal of the area from the floodplain. This study is expected to be complete in mid-2013.

## **Downtown Development**

We continue to meet with developers who are interested in bringing new projects to Columbus.

FarmBrew restaurant was selected for the old Senior Center property in 2011. They have signed a lease with the City of Columbus. However, no activity has taken place on the property at this point. Contact with the owner of FarmBrew revealed that he has yet to line up the necessary financing to needed refurbishment of the building.

## **Administration**

In January 2012, the newly elected Mayor Kristen Brown, brought the position of Redevelopment Director back as a City Employee with the salary being funded through EDIT.

I started my role as Director of Redevelopment in mid-August 2012. I share administrative staff with the Director of Community Development.